THE AVENUES

Specification List



	SILVER					GOLD					PLATINUM		
THE AVENUES – SPECIFICATIONS	Downham	Croston	Hartford	Adlington	York	Rostherne	Alderley	Prestbury	Capesthorne	Wilmslow	Mellor	Sawley	Chipping
Kitchen/Utility			-			œ				>	~	0	
Luxury fitted kitchen with a choice of finishes Chrome switches and sockets to kitchen (above worktops) Chrome switches and sockets to include kitchen and open plan area Pelmet lighting to kitchen A choice of laminate worktop with matching upstand Choice of Quartz worktop with matching upstands and undermount sink Zanussi integrated appliances to include dishwasher, 70/30 fridge/freezer, four burner gas hob, single oven with microwave and extractor hood* AEG integrated appliances to include dishwasher, 70/30 fridge/freezer, five burner gas hob, double oven with microwave and extractor hood	•	•	•	•	•	• • • •	•	•	• • • • •	•	•	•	•
NEFF integrated appliances to include dishwasher, 70/30 fridge/freezer, five burner gas hob, double oven with microwave and extractor hood NEFF freestanding washing machine and dryer to utility room											•	•	•
Bathroom/ensuite													
Porcelanosa white sanitaryware comprising of bath, with hand held shower. separate shower enclosure, fully tiled to include chrome fittings. Wall tiling included with chrome heated towel rail & shaver point [†] Ideal Standard white sanitaryware comprising of bath with hand held shower and chrome fittings. Wall tiling included throughout with chrome heated towel rail and white shaver point. [†]						•	•	•	•	•	•	•	•
Ideal Standard white sanitaryware comprising of bath with hand-held shower and chrome fittings with half height tiling to two walls and white shaver point** [†]	•	•	•	•	•								
Internal													
White interior doors with chrome fittings White walls and ceilings throughout TV point in lounge, master bedroom and dining room were applicable Telephone point in lounge and study were applicable Gas-fired central heating and hot water energy efficient combi boiler. To include dual zone control heating *** Security alarm to ground floor only USB point to kitchen and master bedroom	• • • •		• • • •		• • • •	• • • •	• • • •	• • • •	• • • •	• • • •	• • • • • • • • •	• • • •	• • • •
External													
External tap (position specified) Featured Front and rear outside light, to include doorbell EV car charging point Rear and boundary fencing 1.8m/1.5m high close boarded White UPVC double glazed windows throughout Composite front external door Electric up and over garage door with internal power & light	• • • •	•	• • • •	• • • •	• • • •	• • •	• • •	• • • •	• • • •	• • • •	•	•	•
Manual garage door with internal power and light PV in-roof solar panels Turf to front and rear gardens (refer to the landscaping plan) 10 Year NHBC Buildmark Warranty 2 Years WJH Warranty Optional extras - please speak to sales advisor for further details	•	•	•	•	•	•	•	•	•	•	•	•	•
* Downham and Croston specification may vary - please speak to your sales advisor. Single oven included but no microwave or dishwasher. ** Downham and Croston to include thermostatic shower over bath with screen and white towel rail. No shaver point. *** Chipping includes a system boiler and a separate hot water cylinder. † Wall tiling - please speak to a sales advisor as each house may vary in configuration	n.						•						



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2 year Watkin Jones warranty





When reserving a property, please ensure you discuss the DETAILED specification with the Sales Executive. Whilst every care is taken to ensure accuracy, we regret that we cannot accept any responsibility for error or misdescription and this specification shall not form part of any contract. We reserve the right to alter or amend specifications without notice. Garage and window positions may vary to suit the location of individual homes. Room sizes are approximate. All choices & extras are subject to build stages, please speak to sales advisor.